



City of
Rockville
Get Into It

**Historic District Commission Staff Report:
Evaluation of Significance (for Demolition)
HDC2012-00591, 213 N. Van Buren Street**

MEETING DATE: 7/19/12

REPORT DATE: 7/12/12

FROM: Robin D. Ziek, Preservation Planner,
Planning, CPDS
240.314.8236
rziek@rockvillemd.gov

APPLICATION DESCRIPTION: Evaluation of Historic Significance
(demolition proposed)

APPLICANT: Ming Wah Chan
14120 Meadow Creek Lane
Waldorf, MD 20601

FILING DATE: 6/10/12

RECOMMENDATION: Staff recommends that the property at 213 N. Van Buren Street does not meet HDC criteria for historic designation, in that it is not associated with a significant historic event, person, or pattern of events as detailed in Rockville's Historic Resources Management Plan contexts, and does not exemplify Rockville's mid-20th century architecture or heritage as a stand-alone historic resource. It is a good example of the mid-20th century Ranch style, and would be considered "contributing" in a local historic district along N. Van Buren Street.

EXECUTIVE SUMMARY: Ming Wah Chan filed an evaluation request on 6/10/12. Per 25.14.d 1 of the Zoning Ordinance, the HDC will evaluate a property for historic significance if the owner contemplates full demolition of the dwelling and so requests. Staff provides historic research and makes a recommendation to the HDC concerning the historic significance of the subject property.

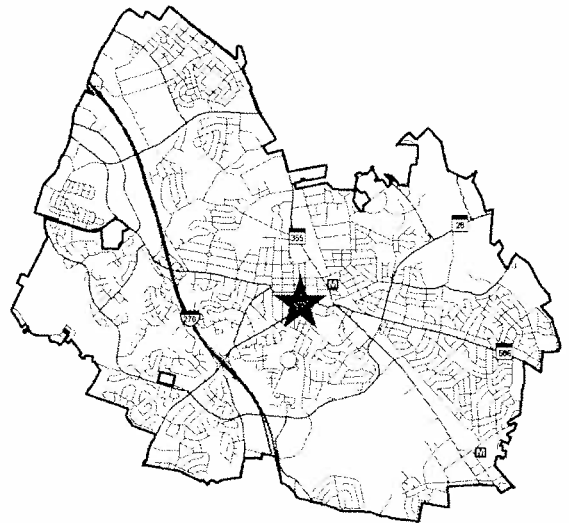


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RECOMMENDATION

Staff finds that the property at 213 N. Van Buren Street does not meet HDC criteria for historic designation, in that it is not associated with a significant historic event, person, or pattern of events as detailed in Rockville's Historic Resources Management Plan contexts, and does not exemplify Rockville's mid-20th century architecture or heritage as a stand-alone historic resource. It is a good example of the mid-20th century Ranch style, and would be considered "contributing" in a local historic district along N. Van Buren Street.

SITE DESCRIPTION

Location: 213 N. Van Buren Street (see Attachment 1)

Applicant: Ming Wah Chan

Land Use Designation: Single unit Semi-detached Dwelling,
Residential

Zoning District: R-40 (see Attachment 3)
4,000 square feet minimum lot area

Existing Use: Single Unit Detached Residential

Parcel Area: 8,728 sf

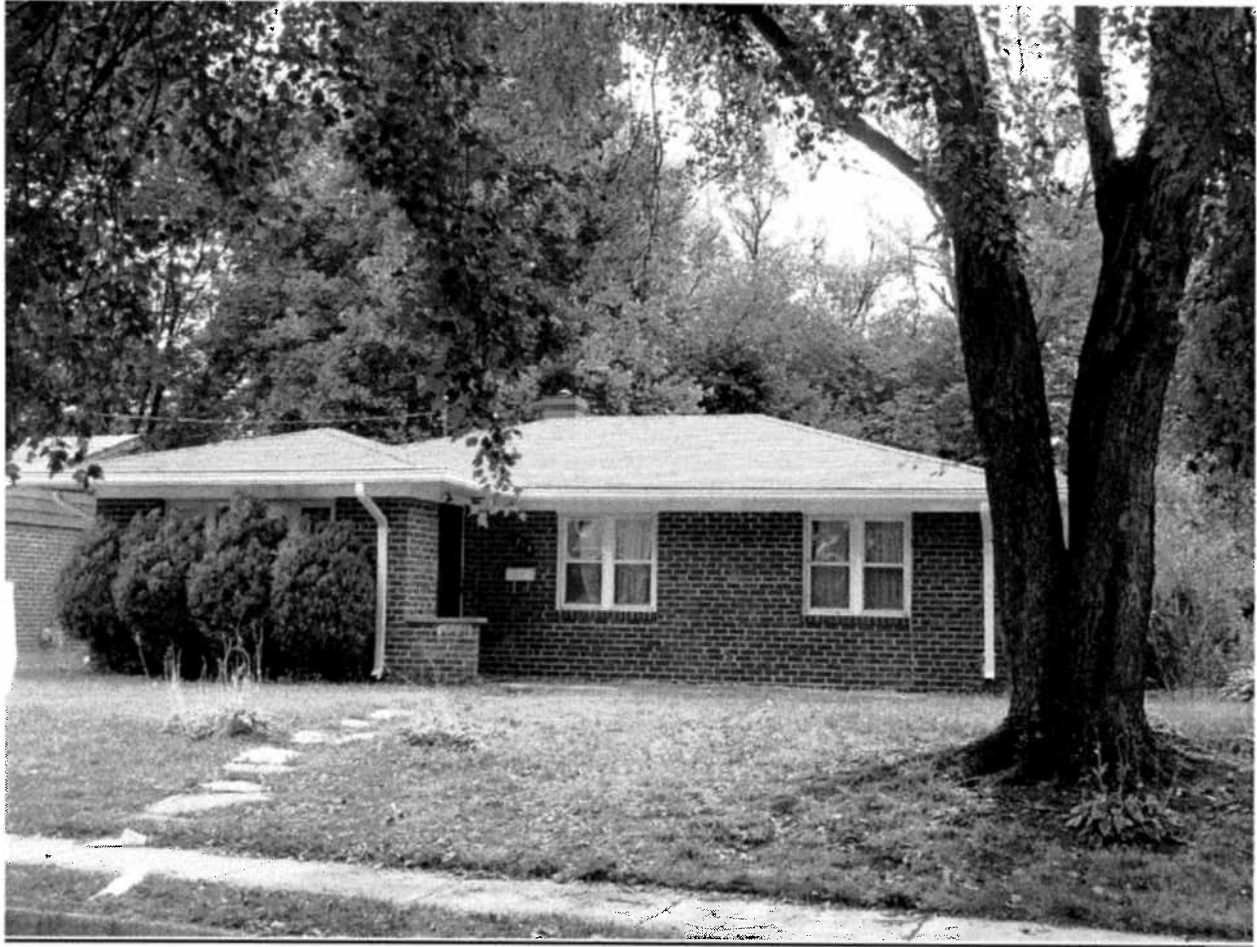
Subdivision: Simmons Addition to Rockville

Building Floor Area: 1,012 sf

Dwelling Units: 1

Vicinity

Surrounding Land Use and Zoning			
Location	Zoning	Planned Land Use	Existing Use
North	R-40	Single Unit Semi-detached Dwelling, Residential	Dwelling, single unit detached
East	MXT	Low Density Multi-unit	Dwelling, semi-detached
South	R-40	Single Unit Semi-detached Dwelling, Residential	Dwelling, single unit detached
West	R-60	Single Unit Detached Dwelling, Residential	Dwelling, single unit detached



Front (W) elevation

Site Analysis:

The subject property sits on the east side of N. Van Buren Street, facing west. There is a gravel parking area along the north side of the property, which may be part of a shared-driveway access for both 213 and 215 N. Van Buren Street. The property is sparsely landscaped, with an open lawn in the front and back yards, some overgrown shrubs at the front of the house, and a perimeter of trees and vegetation along the back yard edges. There is a single tree at the southeast edge of the property along the street. There are sidewalks on both sides of the street.

The properties on this block are one-story brick Ranch houses, with the exception of two new homes at 200 and 222 N. Van Buren. Dawson Avenue extended from N. Washington to N. Van Buren at one time, but this has been subsumed in a private condominium development ^{to the Heritage Park cooperative.} The street ends at North Street and there is no egress from the neighborhood except through Beall Avenue to the south of the subject property.

The property is zoned R-40, Single unit, Semi-detached, Residential. In order to accommodate a duplex on a lot, however, the road frontage must be a minimum of 80' to provide 40' frontage for each unit. As the lot is only 50' wide, this property can only accommodate a single residential unit, such as currently exists.



Subject property, with adjacent
houses

View looking East



Prior right of way of Dawson
Avenue (platted in 1946)

View looking East from N. Van
Buren Street



Confronting properties on west side
of N. Van Buren Street, looking south
from subject property.



Access to back yards for 213
and 215 N. Van Buren Street,
looking east



North and West elevations

Architectural Description:

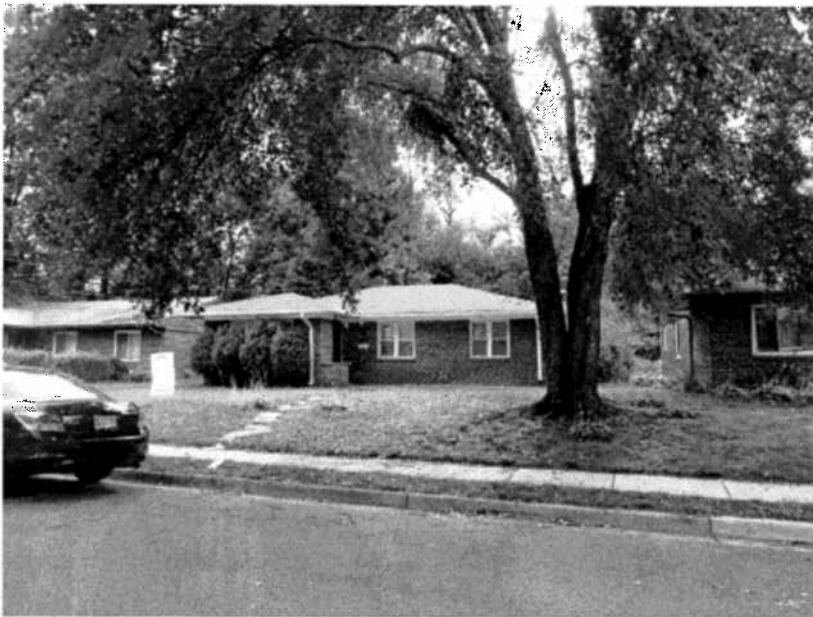
The subject property is a one-story brick Ranch house with a shallow hipped roof, covered with asphalt shingles. Ranch houses are characterized by their low, wide spreading form, and were very popular in the 1950s. The sheltering aspect of this house is emphasized with wide eaves and a wide fascia board directly above the windows. The house has a projecting ell at the north end, and the front entrance is located in the interior corner of this ell, facing south and not readily apparent from the street. A small integral storage shed, with a shed roof, is located just south of the back door.

The brick is laid with five rows of stretcher courses tied together with one course of Flemish bond, with alternating header and stretcher bricks. The eaves and fascia boards are wood, the gutters are vinyl, and the downspouts are metal. The windows have all been replaced with vinyl 1/1 replacement windows, and the window trim has been covered with aluminum. The front door is wood paneled with a fan light at the top and is new. The back door is a metal single width "French" door, with multi panes. There are storm doors on both the front and back doors.



Brick coursework

North elevation, at paired side windows



Front elevation, with paired windows. Shrubs obscure the "picture window" at the entrance to the house

There are two paired double-hung 1/1 windows equally spaced to the right of the front door. The front door enters into the major public space with a three-part picture window. This window is obscured with tall shrubs.

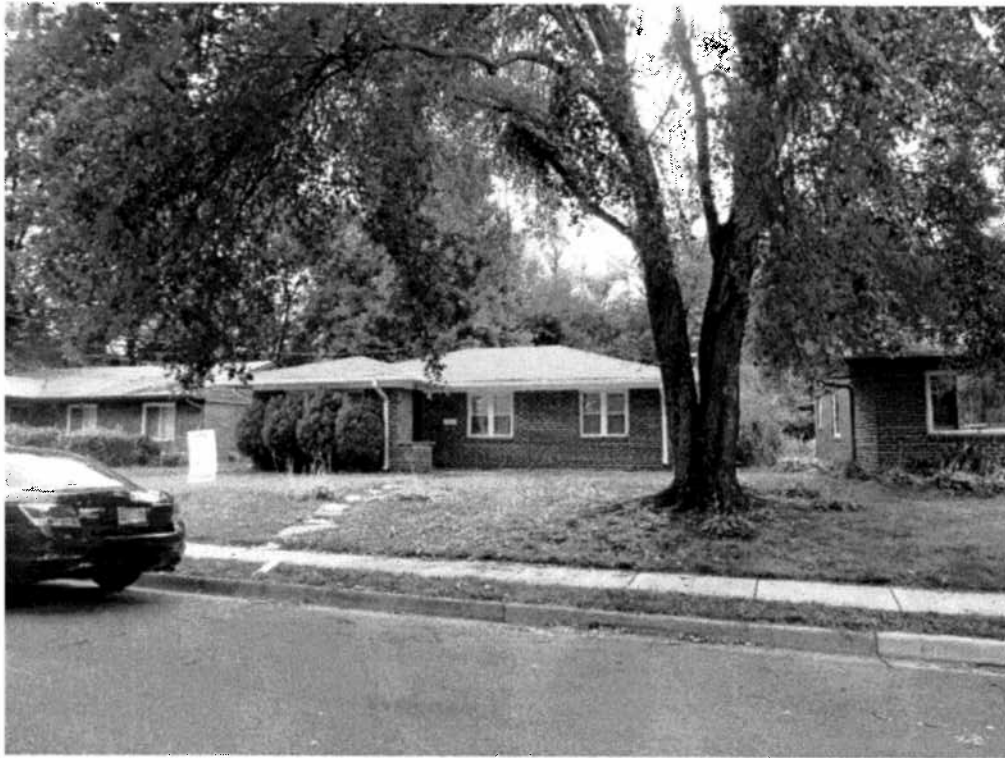


Front door
View looking north, along the
front elevation from the
southwest corner of the house



Rear (east) elevation, with
storage shed to the left
(south) of the back door.





Historic Significance:

Context

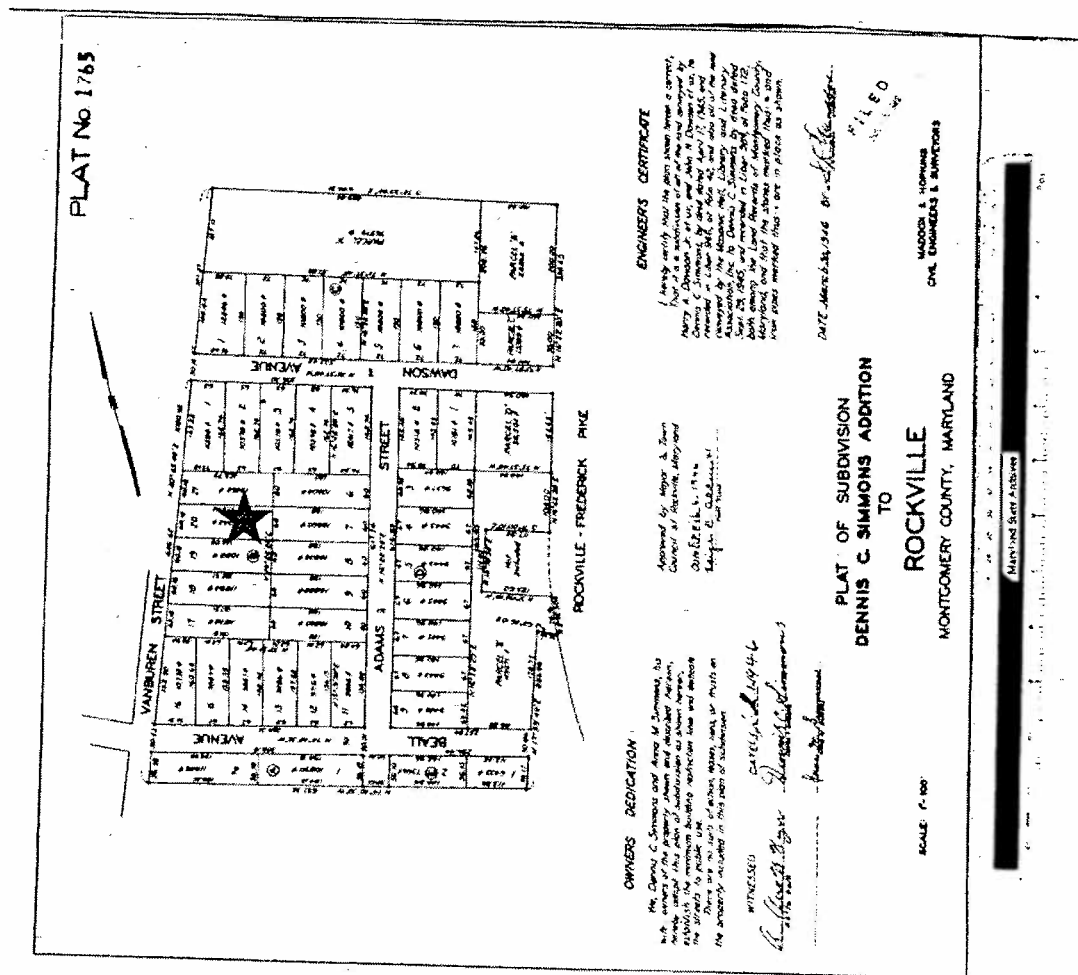
An evaluation of historic significance begins with a historic context. In the City of Rockville, the *Historic Historic Resources Management Plan* (1986) provides a series of seven historic contexts. This property falls within Contexts #7, as the property was platted for development in 1946 and the house was constructed soon after.

Historic Context #7 covers the years from 1931 – “present” (1986). During this period, the focus of development was on the large-tract subdivisions such as Twinbrook and Hungerford. These and similar subdivisions are characterized by the construction of many identical homes at one time. In some cases, the houses may be turned on the lot to give the appearance of a different design. Roof forms may vary while the house layout remains the same. Different details, such as stone inlay panels on the front brick façade, are often added to vary the appearance of the houses.

While the City lacks an updated 20th century context, the recently published *Historic Buildings Catalog* provides a citywide architectural survey that includes 20th century houses. None of the properties in this portion of N. Van Buren, however, are included in the catalog.

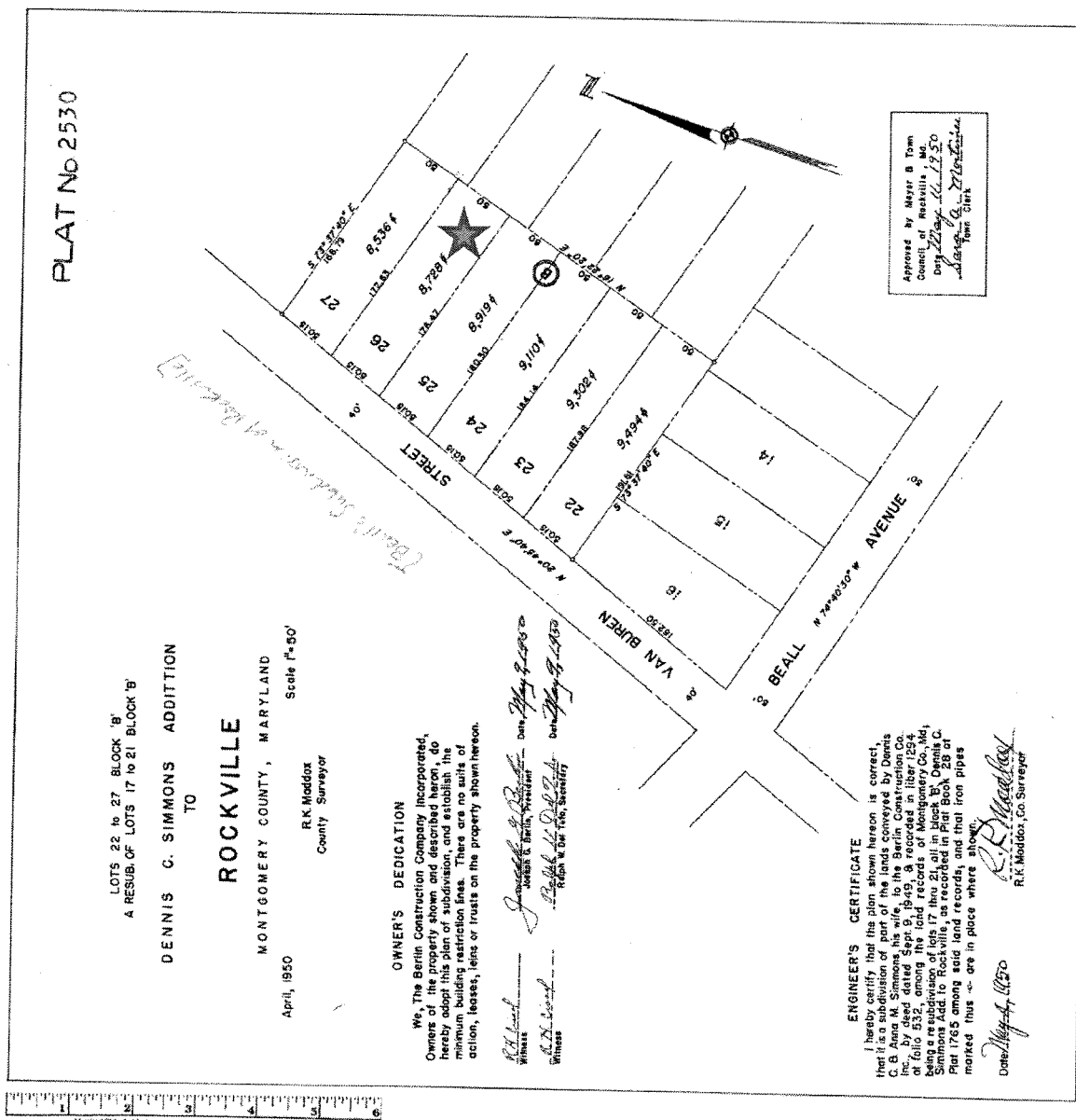
The history of the subject property begins with the purchase of the land by Dennis C. Simmons.¹ Dennis Calvin Simmons (1898-1990) was a real estate broker who moved to Rockville from Columbia, North Carolina in 1926. His earliest career was as a barber, and he operated the Simmons Beauty and Barber Shops in Montgomery County from 1925-1961. In the early 1950s, he purchased property on Rockville Pike and opened his real estate brokerage firm.

The subject property is part of the subdivision plat known as “Dennis C. Simmons Addition to Rockville.” It was originally platted in 1946, and recorded at Plat N. 1765. The west side of N. Van Buren Street was platted as Beall’s Subdivision of Rockville. The property that Mr. Simmons purchased ran from the east side of N. Van Buren Street to what was then, Rockville-Frederick Pike, but is now N. Washington Street. The lots were a generous size, and measured ca. 60’ x 150’ (9,000 sf). Dawson Avenue was platted as a through street, and Adams Street and Beall Avenue were also included in the subdivision.



¹ Harry A. Dawson, Jr., and John H. Dawson to Dennis C. Simmons by deed (4/17/1945) L966/F42; and Masonic Hall, Library & Literary Association, Inc. to Dennis C. Simmons by deed (9/29/1945) L984/F172.

In 1950, part of this original subdivision underwent a resubdivision with the recording of Plat #2530. The resubdivision was filed by the Berlin Construction Company, Inc., which had purchased the property from Mr. Simmons. The lot sizes were reduced to a 50' width. The subject property is identified as Block B, Lot 26 and measures 50.15' x ca 174' (with the north and south boundaries being of slightly varying length).



DEED RESEARCH

Liber/Folio	Date	Grantor	Grantee
966/42 [16 acres]	4/17/1945	Harry A. Dawson, Jr., and John H. Dawson	Dennis C. Simmons
984/172 [9,241 sf]	9/29/1945	Masonic Hall, Library and Literary Association, Inc.	Dennis C. Simmons
1294/532	9/9/1949	Dennis C. Simmons	Berlin Construction Co.
1580/504	10/3/1951	Berlin Construction Co.	Sterling Construction Corp.
1656/327 Lots 26 & 27	12/11/1951	Sterling Construction Corp.	Henry Joseph Deltufo & Alma Deltufo
1656/338 Lot 26	4/15/1952	Henry Joseph Deltufo & Alma Deltufo	Ralph Del Tufo
1749/327	12/31/1952	Ralph Del Tufo	Ivol & Frances Hagar
8934/838 [\$115,000]	7/27/1989	Estate of Frances Hagar	Kambiz and Manijeh Majidi
17293/582	6/30/1999	Kambiz and Manijeh Majidi	Kathleen Harris and Christopher Sterling
39755/001	7/23/2010	Kathleen Harris	Ming Wah Chan & Lia Hwa Poon Chan

The property was most likely constructed in 1951 by the Sterling Construction Corp. The Berlin Construction Co. took the steps to resubdivide the property into smaller lots than were originally platted, and then sold the land to another construction company (Sterling), who undertook the actual construction. The longest owners were Ivol and Frances Hagar, who owned the property for 35 years.

The current property owners have purchased the property with the intention of demolishing the house and constructing a new dwelling on the property.

HISTORIC DESIGNATION CRITERIA

The following checklist is used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

I. Historical and cultural significance:

- A. Event: the site of a significant historic event
No.
- B. Person: identified with a person or a group of persons who influenced society
No.
- C. Pattern of Events: exemplifies the cultural, economic, social, political or historic heritage of the County and its communities
No. The house does not exemplify the development of the City in the period from 1931-1986. Its construction conforms to standard practices of the day, with subdivision of a relatively large piece of property (16 acres), followed by the construction of multiple examples of the same house design. However, the prototype for this in Rockville is Twinbrook and Hungerford, which are discussed in the Historic Resources Management Plan, Context #7.
- D. Cultural Value: has character, interest, or value as part of the development, or cultural heritage of the City, County, State, Nation
No.

II. Architectural and design significance:

- A. Embodies the distinctive characteristics of a type, period or method of construction
No. The building is fair example of its type, although there has been loss of original fabric with the replacement doors and windows.
- B. Represents the work of a master
No.
- C. Possesses high artistic values
No.
- D. Represents a significant and distinguishable entity whose components may lack individual distinction
N/A
- E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.
No.

COMMUNITY OUTREACH

Posting of sign on property three weeks prior to meeting

Postcard notices sent out two weeks prior to meeting

Staff report posted on City's web site one week prior to meeting

FINDINGS

Finding that the property does not meet the Criteria for Historic Significance, as reviewed above, staff recommends that the HDC does not recommend this property for historic designation.

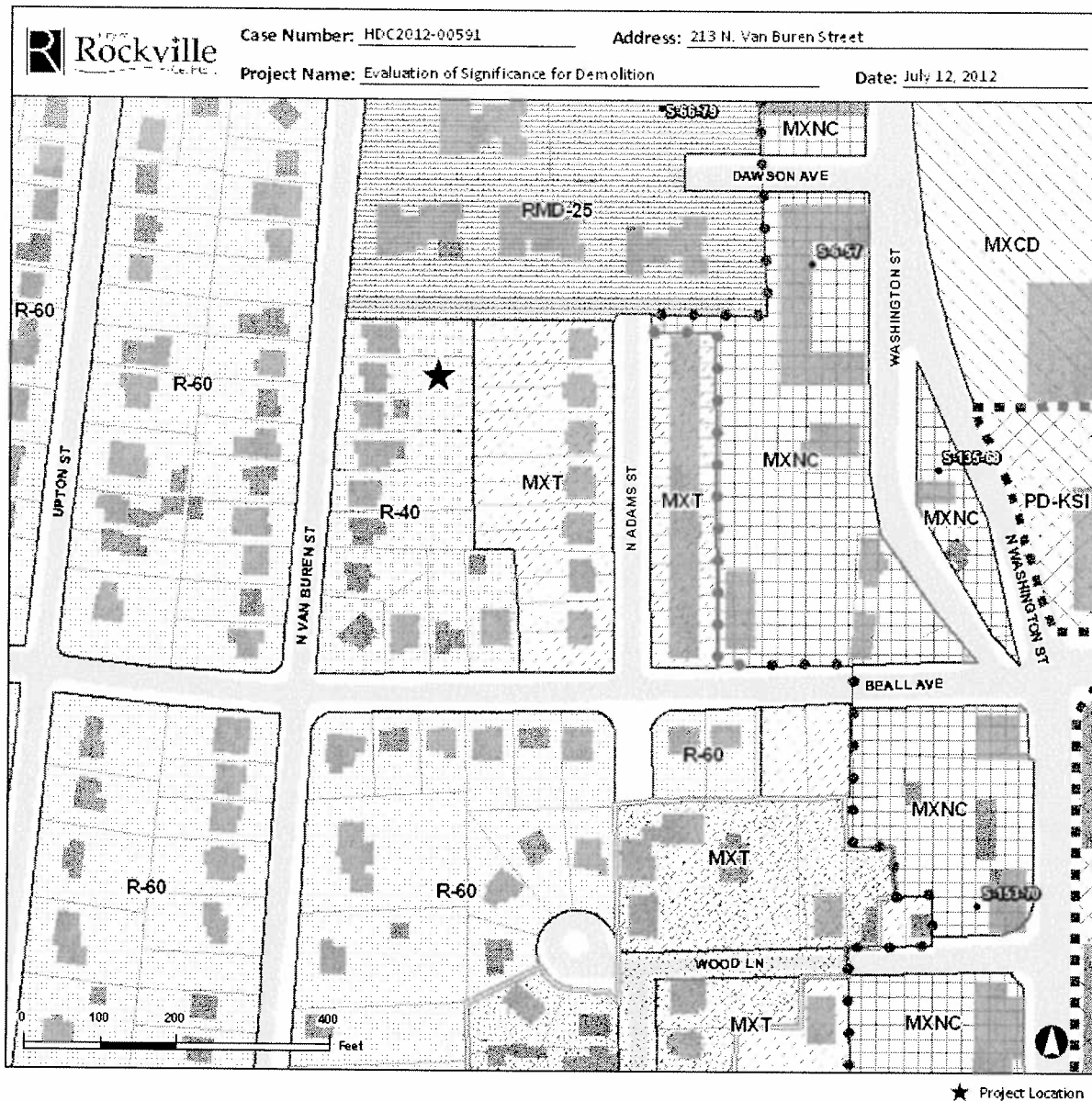
ATTACHMENTS

- 1. Aerial Map**
- 2. Zoning Map**
- 3. Application**

ATTACHMENT 1 – AERIAL MAP



ATTACHMENT 2 – ZONING MAP



Legend

- | | | |
|--|-------------------------------------|--|
| R-400 - Residential Estate | RMD-10 - Residential Medium Density | MXC - Mixed-Use Commercial |
| R-200 - Suburban Residential | RMD-15 - Residential Medium Density | MXCD - Mixed-Use Corridor District |
| R-150 - Low Density Residential | RMD-25 - Residential Medium Density | MXE - Mixed-Use Employment |
| R-90 - Single Unit Detached Dwelling, Restricted Residential | PD - Planned Development | MXNC - Mixed-Use Neighborhood Commercial |
| R-75 - Single Unit Detached Dwelling, Residential | IL - Light Industrial | MXT - Mixed-Use Transition |
| R-60 - Single Unit Detached Dwelling, Residential | PARK - Park Zone | MXTD - Mixed-Use Transit District |
| R-40 - Single Unit Semi-detached Dwelling, Residential | MXB - Mixed-Use Business | Special Exceptions |
| Clusters | Historic Preservation Parcels | Twinbrook Metro Performance District |
| Planned Developments | Lincoln Park Conservation Overlay | Town Center Performance District |

7/19/12



Historic Significance Evaluation of Property for Demolition

Property Address: 213 N Van Buren St, Rockville, MD, 20850

Your Name: Ming Wah Chan

Are you the property owner? Yes ☒ No ☐ (the current owner must authorize this action.)

If you are not the owner, please list the name and mailing address of the owner(s): *

Your mailing address if different from above:

14120 Meadow Creek Lane, Waldorf, MD, 20601

Daytime telephone number: 301-843-8318 Home telephone: 301-580-2523

Property Type: Single-family residence ☒ Commercial Building ☐
Other ☐

Year Built (if known): _____

Architect/Builder (if known): _____

Do you have information on the history of the property that you would be willing to share with the City's Historic Preservation staff for research purposes?

Yes ☐ No ☒

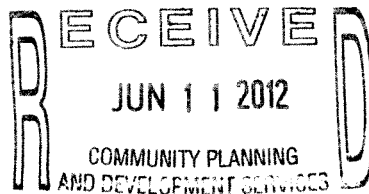
If you are the property owner, do you authorize City staff to inspect and photograph the exterior of the property? Yes ☒ No ☐

I hereby request that the property at 213 N Van Buren St be evaluated for local significance based on the City of Rockville's criteria of historical, cultural, architectural and/or design significance.

Signature Ming W Chan Date 6/10/12

Please return this completed form to: Historic Preservation Office, Department of Community Planning and Development Services, 111 Maryland Avenue, Rockville, Maryland 20850-2364, or Fax to: 240-314-8210. Questions? Call 240-314-8230.

Office use only: Date received _____ Assigned to RD Ziek



(3)

HDC2012-00591

Maryland Department of Assessments and Taxation
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MONTGOMERY COUNTY

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Account Identifier: District - 04 Account Number - 00146831

Owner Information

Owner Name: CHAN MING WAH & LIA HWA POON **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 14120 MEADOW CREEK LN
WALDORF MD 20601-4228 **Deed Reference:** 1) /39755/ 00001
2)

Location & Structure Information

Premises Address 213 N VAN BUREN ST
ROCKVILLE 20850-1883
Legal Description SIMMONS ADD ROCKVILL
E

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2530
GR33	0000	0000		0503		B	26	1	Plat Ref:	

Special Tax Areas **Town** ROCKVILLE
Ad Valorem
Tax Class 50

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,012 SF	8,728 SF	111

Stories	Basement	Type	Exterior
	NO	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	347,330	284,100		
Improvements:	70,260	68,200		
Total:	417,590	352,300	352,300	352,300
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
HARRIS, KATHLEEN J	08/16/2010	\$285,000
Type: ARMS LENGTH IMPROVED	Deed1: /39755/ 00001	Deed2:
HARRIS, KATHLEEN J ET AL	06/06/2006	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /33221/ 00006	Deed2:
MAJIDI, KAMBIZ & M R	07/14/1999	\$125,000
Type: ARMS LENGTH IMPROVED	Deed1: /17293/ 00582	Deed2:

Exemption Information

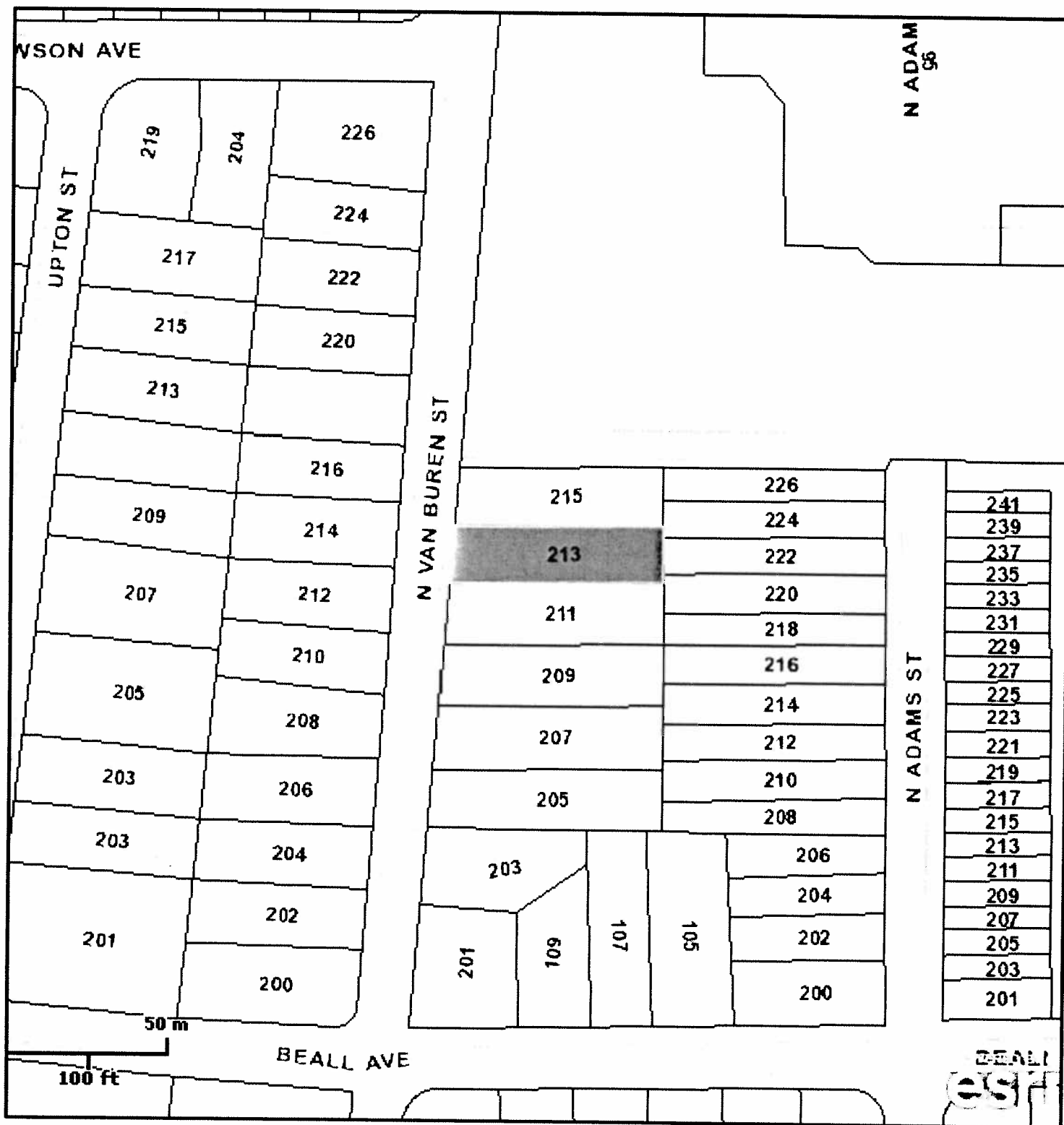
Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

4



Rockville
Maryland

213 N. Van Buren St.

Evaluation of Significance

Printed: Jun 18, 2012

This map is to be used for reference purposes only. The City of Rockville does not guarantee the accuracy or currency of this map or data.

